



12 WELHAM ROAD, RETFORD
£315,000

BROWN & CO

12 WELHAM ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 6TN

DESCRIPTION

An attractive detached family house, nicely set back from Welham Road, convenient for town centre amenities and delivering versatile, light filled family space.

Accommodation commences with a reception hall from which a staircase ascends to galleried landing. The principal reception room lies to the rear, comprising a 31ft lounge diner enjoying views over the rear grounds. The kitchen is front aspect with range of fitted units and a useful utility room lies adjacent, this has front and rear access doors. In addition, a separate study is provided, this is equally suited to gaming, music, library etc. and has been used as the fourth bedroom as it lies adjacent to an attractively refitted shower room.

At first floor level, the sleeping space spans the galleried landing and the house bathroom has recently been upgraded too.

Outside the property is situated on a private service road off the main Welham Road set behind a mature screening of trees and shrubs. Front and rear gardens are provided for family enjoyment. A tarmac driveway facilitates off road parking for several cars and terminates at the attached garage.

LOCATION

Situated off Welham Road the property is ideally positioned for accessing both town centre amenities, Chesterfield Canal and countryside walks on the edge of town.

Retford itself is served by a full range of residential amenities. The area in general has excellent transport links with the A1M lying to the west from which the wider motorway network is available. Direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel via Nottingham East Midlands international airport.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving Retford town centre market square on Grove Street, turn left at the traffic lights. Proceed over the next set of lights and at the T-junction bear right onto Moorgate. After cresting the hill, passing Lidget Lane and St Saviour's Church on the right hand side, the service road will be found on the right.

ACCOMMODATION

RECEPTION HALL with staircase to first floor having railed balustrade, good cloaks cupboard, radiator.

STUDY/BEDROOM FOUR 11'9" x 7'10" (3.57m x 2.40m) with front aspect window, radiator, multi-functional use.

SHOWER ROOM refitted and attractively appointed in a contemporary style with quadrant showering enclosure having mermaid boarding and Mira Sport shower. Coordinating vanity units with quartz vanity surface inset basin and concealing cistern to wc. Radiator.

LOUNGE DINER 31'4" x 10'10" to 8'0" (9.57m x 3.30m to 2.44m) generously proportioned and bright living space with rear aspect windows, display niches, stone base plinths, radiators and off to



CONSERVATORY 18'9" x 9'2" (5.70m x 2.80m) substantial addition to family living space with brick base and timber glazed upper levels. Fine views over and access to rear garden.



KITCHEN 10'1" x 10'1" (3.09m x 3.09m) with range of fitted cupboards to wall and floor level, base cupboards surmounted by granite effect working surfaces, sink unit, appliance recesses, corner carousel units, front aspect window, plumbing for washing machine and dishwasher.



UTILITY 11'3" x 4'6" to 4'0" (3.42m x 1.37m to 1.20m) with useful access to front and rear grounds. Plumbing for washing machine.

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FIRST FLOOR

GALLERIED LANDING with railed balustrade around stairwell. Two storage cupboards, one hosting gas fired combination boiler. Good natural light via generous front aspect window. Access hatch to roof void.

BEDROOM ONE 12'4" x 11'0" (3.75m x 3.35m) rear aspect window, radiator.



BEDROOM TWO 11'0" x 10'4" (3.35m x 3.14m) rear aspect window, radiator.



BEDROOM THREE 12'0" x 8'0" (3.66m x 2.44m) side aspect window, radiator.

HOUSE BATHROOM with suite of panelled bath having shower over, pedestal hand basin, low suite wc, bidet. Tiled to half height around fittings rising to full height in the bath/shower area. Radiator.



OUTSIDE

The property is tucked away nicely off main Welham Road served by the service road.

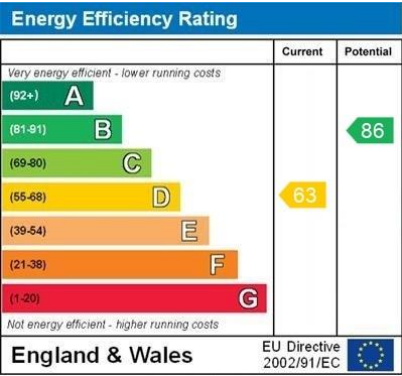
There is a good front garden laid to lawn with shrubbery borders.

Tarmacadam driveway facilitates off road parking and terminates at an **ATTACHED GARAGE 17'1" x 16'0" (5.22m x 4.89m)** with electrically operated up and over door, light, power and useful personal door.

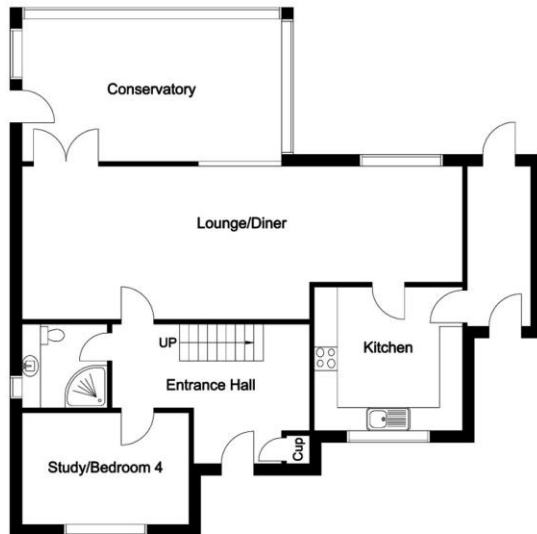
To the rear is a wonderful family rear garden with extensive paved patio spanning the rear elevation being directly accessible from the conservatory and utility room. Beyond is a shaped lawn with perimeter inset and peninsular shrubberies with additional flint bed features. The garden hosts a variety of shrubs, trees and plants and conifer hedging to the rear aids privacy.

GENERAL REMARKS & STIPULATIONS

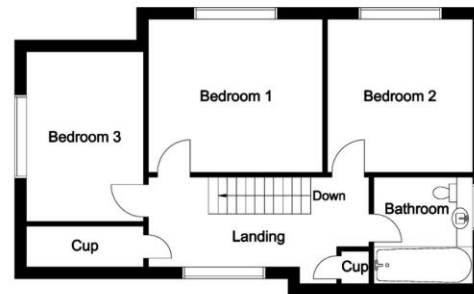
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.
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Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.
These particulars were prepared in February 2025.



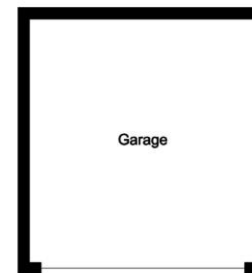
Ground Floor



First Floor



Outbuilding



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